



4 Bedroomed Detached

£475,000

Walton Park

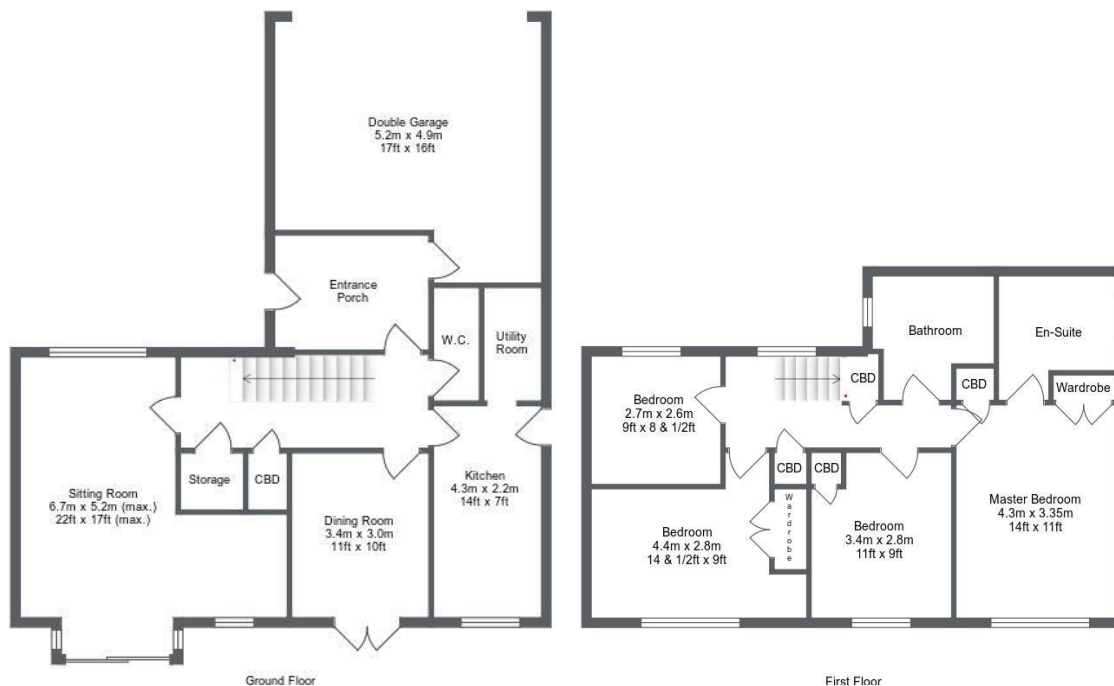
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Nestled on a hillside overlooking the village of Pannal and its famous golf course, Walton Park is very much a part of this lovely village, yet is only a few miles south of the centre of Harrogate.

Approaching the home through the front garden, there is a definite air of calm and tranquillity, this peaceful enclave is set well back from the main road to Leeds, and birdsong is the only sound that you are likely to hear.

Once inside, everything has a feeling of classic quality, the current owner has obviously loved and cared for their home, and has decorated it with taste and style. From the carpets, to the doors, to the kitchen, everything feels well-made and luxurious.

There are several striking features that set this property above the rest, such as the wood-burning stove, set in a magnificent limestone surround in the sitting room that keeps the whole house cosy during the winter months, and great expanses of glass around the property giving you lovely views across the valley.

Both the sitting room and the dining room open out onto a large stone terrace that makes a perfect place to enjoy breakfast in the morning sun, before relaxing in the enclosed rear gardens which trap the sun throughout the day.

Upstairs, and the feeling of quality continues as you discover a sumptuous master suite and three more bedrooms, all with views over the rear gardens or to the far side of Crimble Valley.

Although this is already a substantial family home, there is great potential to enclose the side lawn and then extend. A full explanation of the scope of what is available can be given to you when you view the property.

A large family home in a quiet cul-de-sac, with lovely private gardens, in one of the most desirable locations in Yorkshire, with excellent commuter links on the doorstep. Who could ask for more?

Surroundings

Walton Park holds an elevated position overlooking Crimble Valley and the village of Pannal to the south of Harrogate. In a superb location for commuters, Pannal station on the Leeds-Harrogate-York line is at the foot of the hill, within a walk of just a few minutes, even closer is the A61 main road towards Leeds, Leeds Bradford International Airport, Harrogate, Ripon and the North. Pannal village has a primary school, Post Office, Marks and Spencer Food shop, small supermarket, several service businesses and two petrol stations. Larger shops are available around a mile towards Harrogate.

Services

The property is connected to mains gas, electricity, water and drainage. Fibre broadband is available with speeds of up to 152Mb.

Directions

From Harrogate town centre travel along the A61 Station Parade and follow the road to the right at the junction with York Place. Move into the left lane and turn left at the roundabout onto Leeds Road. Take the third exit at the next roundabout and continue on Leeds Road. Travel for about 2 miles into the Crimble Valley and turn left up the hill at the junction after the Mercedes garage. Turn immediately right at the side of Pannal Golf Club onto Drury Lane and then right again onto Walton Park. We will confirm the number of the house on application, and a member of our staff will be outside the property to meet you.

Energy Efficiency Rating: E

Tenure: Freehold

Council Tax Banding: F

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